



ZONING ADMINISTRATION REFERRAL

DATE: June 3, 2010

TO: Heidi Siebentritt, Department of Planning, Community Information & Outreach
Kate McConnell, Department of Planning, Community Information & Outreach

FROM: Andrew Willingham, Zoning Administration *ARW*

THROUGH: Mark Stultz, Deputy Zoning Administrator

SUBJECT: CAPP-2010-0014; Thomas & Schuyler Richardson

LCTM: /28/A/1/A/34/

MCPI: 303-16-4456

REVISED 1993 ZONING DISTRICTS:

AR-1 (Agricultural Rural-1)
CR-2 (Countryside Residential-2)
Flood Plain Overlay District (FOD)
Waterford Historic District
Waterford Village Conservation Overlay District (VCOD)

PROPOSED USE: Request for a CAPP to construct an entry portico on a private dwelling in the Waterford HD.

The following items were reviewed as part of the CAPP application:

1. CAPP Referral Memo
2. CAPP Application
3. Statement of Justification
4. Property Survey
5. Photographs of property
6. Portico Design Plan

ZONING COMMENTS:

1. No comment

CERTIFICATE OF APPROPRIATENESS [CAPP] RESEARCH SUMMARY

CAPP-2010-0014

Name: Thomas Edmonds & Schuyler Richardson

LCTM: /28/A/1/A//34/

MCPI: 303-16-4456

SIZE: 3.95 acres

ADDRESS: 15547 Second Street, Waterford VA, 20197

Revised 1993 Loudoun County Zoning Ordinance Section / Zoning District: 2-600/CR-2; 2-100/AR-1

Zoning Issues: ☐ YES ☒ NO

Existing Use: Single Family Detached

Proposed Use: Portico

Existing square feet: 3,681 sq. ft.

Expansion area square feet: N/A

Definitions (Article 8): N/A

Lot Requirements:

- a. Countryside Residential-2 (CR-2)
 - Minimum lot size: 20,000 square feet minimum
 - Minimum lot width: 75' minimum
 - Maximum lot coverage: 25%
- b. Agricultural Rural-1 (AR-1)
 - Minimum lot size: 20 acres
 - Minimum lot width: 175 feet
 - Maximum lot coverage: 11%

Yard Requirements:

- a. Countryside Residential-2 (CR-2)
 - Front-25'
 - Side-9'
 - Rear-25'
- b. Agricultural Rural-1 (AR-1)
 - Minimum yards: no structure shall be located within 25 feet of any property line or within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and/or any prescriptive easement.

Height Requirements:

- a. Countryside Residential-2 (CR-2)
 - 40' maximum
- b. Agricultural Rural-1 (AR-1)
 - 35 feet maximum, excluding agricultural, horticultural, and animal husbandry structures.

Zoning Overlay Districts:

4-1600 Mountainside: x None Highly Sensitive Sensitive Moderately Sensitive

4-1500 Floodplain: Major Floodplain

4-2100 Village Overlay: Waterford Village Conservation Overlay District

Additional Regulations:

5-100 Accessory: 5-101 (A) (6)

5-200 Permitted Structures in Required Yard : 5-200 (A) (6)

5-300 Visibility at Intersections: N/A

5-600 Additional Regulations to Specific Uses: N/A

5-900 Setbacks: N/A

5-1200 Signs: N/A

5-1508 Steep Slopes: N/A

Zoning Permits Issued/Applied: ZP80846; ZP62893

Previous Zoning Determinations: N/A

Outstanding Alleged Zoning Violations: N/A

Related BLAD / SBFM / SBPL-R / SBRD: BLAD-1990-0073; CAPP-1997-0007; CAPP-2001-0010

Commercial Uses Only: N/A

Other:

Deck landscaping / effective buffer per Dana Malone: N/A

VDOT Permit required for work in the ROW: N/A

Cemeteries: N/A

Other Easements (Scenic, Utility, Etc.): N/A

Infrastructure:

Adjacent Roads:

Existing or Planned / CTP – Sec. 1-205(J) Setback based on ultimate ROW

	Maj. Art.	Min. Art.	Maj. Col. Minor Col.	Local
1. Second Street				X

Water Provided By: Onsite well

Sewer Provided By: public sewer

ADDITIONAL NOTES: